

**APRIL 13, 2010 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER, 101 C STREET,
WHEATLAND, CA
6:00 – 7:00 p.m.**

COUNCIL MEMBERS PRESENT: J. Pendergraph, R. West, D. Coe
L. McIntosh - Absent

OTHER OFFICIALS PRESENT: S. Wright, City Manager
R. Shanahan, City Attorney
T. Raney, Community Development Director
R. Miller, Administrative Services Director
R. Verburg, Fire Chief

PLEDGE OF ALLEGIANCE:

Council member Jay Pendergraph led the pledge of allegiance.

PUBLIC COMMENT

William Harrison commented on the road by the Virginia School.
Roger Abe presented a letter on behalf of the County to Mayor Elphick.
Benjamin Bartholomew commented on vehicle code violations.

CONSENT CALENDAR

Approval of the consent calendar was rescheduled for April 27, 2010.

PUBLIC HEARING

1) R. Miller presented discussion of the Business License program fees. Miller explained that staff is proposing that the Business License Program Fee be established in three classes which would be defined by the level of activity required by City staff and contract City staff related to the issuance or re-issuance of the Annual Business License and the collection of the Annual Business License Tax. The purpose of the Business License Program Fee is to cover the costs of the City to review and process the applications of businesses applying to conduct business in the City of Wheatland. Wheatland Municipal Code Section 5.04.185 authorizes the City Council to determine the amount of such fee from time to time by resolution. Currently these costs are incurred by the City and are funded from the General Fund by the general taxpayers of the City and not specifically the individual businesses receiving this license. Adoption of the resolution would change that.

Public Comment

June Swift commented on the word 'investigate' in R. Miller's report to council.
William Harrison commented on complaints of businesses that do not have a business license.
Nicky Crabb commented on business that are working in the City and not complying with the Business License ordinance.
Benjamin Bartholomew commented on the availability of documentation for this item.

R. West commented that he believes in comparison to other jurisdictions, the City's business license fees are minimal.

It was moved by Council member D. Coe, seconded by R. West to approve **Resolution No. 06-10 Establishing and Imposing a Business License Program Fee as Approved Under Section 5.04.185 of the Wheatland Municipal Code**. Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) S. Wright presented discussion of the Bishop Tax Sharing Agreement concept. Wright explained that staff has met with Yuba County staff related to the content of a proposed tax sharing agreement for the Bishop Pumpkin Farm annexation. In order to successfully proceed to LAFCO for approval of the annexation request, the City Council and County Board of Supervisors must enter into an agreement to share local taxes (usually property and sales taxes). City staff has suggested an agreement similar to the current agreement with the County for the Heritage Oaks, Jones Ranch and Roddan Ranch properties which border the Bishop site on three sides. That agreement calls for a 50 – 50 split of current property taxes and an 87.5% City / 12.5% County split of sales taxes. These splits would become effective as soon as the annexation is complete and certified. The County is concerned about the potential immediate loss of revenues and has proposed a 10 year phase in of this revenue exchange. In addition they have proposed that the property be precluded from being included in any future redevelopment agency project area that the City might consider. As a possible solution to this difference of implementing the tax split, staff has suggested consideration of the City's annexation of two properties that currently require some level of County services that could be relieved and transferred to the City and in turn allowing the implementation of the City's proposed tax split immediately upon certification of the Bishop annexation. The two proposed "clean up" annexations shown on the map provided would be the Nichols Point trailer park (bounded by Highway 65 and State Street/railroad tracks) and the point of land commonly known as the log cabin property (bounded by Highway 65 and the railroad tracks north of First Street). These properties are currently owned by multiple owners who would need to be consulted related to their interest in annexing to the City. Council direction to contact these owners would be in order if they concur. Staff would also recommend that any such tax sharing agreement also delete any reference to precluding future inclusion of the land into a redevelopment agency since the primary purpose of redevelopment is to encourage business improvement and eliminate "blight". Staff would propose that a similar tax sharing agreement be implemented for these two cleanup annexations.

REPORTS

R. West commented on the Omri Casspi presentation and SACOG Information was given to council related to the new Community Library.

CLOSED SESSION

No reportable action.

ADJOURN

There being no further business, Vice Mayor Pendergraph adjourned the meeting at 7:00 p.m.

Minutes approve and adopted this 27th day of April, 2010.

Jay Pendergraph, *Vice Mayor*

Lisa J. Thomason, *City Clerk*

DRAFT